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**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

MEETING DATE April 10, 2015	CONTACT/PHONE Brandi Cummings, Project Manager (805) 781-1006 bcummings@co.slo.ca.us	APPLICANT Horace Farmer	FILE NO. DRC2014-00061
LOCAL EFFECTIVE DATE April 24, 2015			
APPROX. FINAL EFFECTIVE DATE May 15, 2015			
SUBJECT A hearing to consider a request by HORACE GEORGE FARMER for a Minor Use Permit/Coastal Development Permit to allow the construction of a 231 square-foot sunroom with a 231 square-foot roof deck above to an existing 1,250 square-foot single family residence. The project includes the removal of one Coast live oak tree, which will be replaced with six new oaks. The project will result in approximately 231 square-feet of permanent disturbance on a 6,500 square-foot existing residential parcel. The proposed project is within the Residential Single Family land use category, and is located at 2660 Romney Drive, within Lodge Hill, in the community of Cambria. The site is located in the North Coast planning area.			
RECOMMENDED ACTION Approve Minor Use Permit/Coastal Development Permit DRC2014-00061 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION A Class 1 categorical exemption was issued on February 9, 2015 (ED14-188).			
LAND USE CATEGORY Residential Single Family	COMBINING DESIGNATION Local Coastal Plan, Terrestrial Habitat	ASSESSOR PARCEL NUMBER 023-271-056	SUPERVISOR DISTRICT(S) 2
PLANNING AREA STANDARDS: Local Coastal Program Area (LCP), Monterey Pine Forest Habitat (TH), Water Conservation Requirements, Cambria Community Services District Review, Cambria Fire Department Review, Erosion Control, Landscaping, Exterior Lighting, Residential Design Standards, Setback, Height, Footprint, and Gross Structural Area (GSA) Limitations <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>			
LAND USE ORDINANCE STANDARDS: Coastal Commission Appealable Zone, Local Coastal Program, Environmentally Sensitive Habitat (ESH), and Terrestrial Habitat Protection <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>			
FINAL ACTION This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing. The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242			

EXISTING USES: Single Family Residence	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Single Family/ residences <i>South:</i> Residential Single Family/ residences <i>East:</i> Residential Single Family/ residences <i>West:</i> Residential Single Family/residences	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Building Division, Cambria Community Services District (Water/Sewer/Fire), California Coastal Commission, North Coast Advisory Council, and Cambria Community Liaison Airlin Singewald.	
TOPOGRAPHY: Moderate slopes	VEGETATION: Grasses, ornamental landscaping
PROPOSED SERVICES: Water supply: Cambria Community Services District Sewage Disposal: Cambria Community Services District Fire Protection: Cambria Community Services District	ACCEPTANCE DATE: February 15, 2015

DISCUSSION

The applicant is proposing to construct a 231 square-foot sunroom with a 231 square-foot roof deck above. The proposed footprint is 1,129 square feet. The project will permanently disturb 231 square-feet of the 6,500 square-foot parcel in the Residential Single Family land use category. The project includes the removal of one Coast live oak tree, which will be replaced with six new oaks.

The proposed project is located at 2660 Romney Drive, approximately 0.3 mile southwest of the Burton Drive and Highway 1 intersection, in the community of Cambria. The site is located in the North Coast planning area. As conditioned, the proposed project is consistent with the North Coast Area Plan standards as well as applicable Coastal Zone Land Use Ordinance standards and Coastal Plan Policies.

PLANNING AREA STANDARDS

As described below, the project complies with applicable Combining Designations, Cambria Urban Area, and the Residential Single Family development standards of the North Coast Area Plan.

Combining Designations

Monterey Pine Forest Terrestrial Habitat (SRA) (TH)

The purpose of these standards is to minimize tree removal and avoid impacts to the sensitive Monterey pine forest habitat. All development within Monterey pine forest (TH) shall include the following minimum standards:

- A. **Establishment of a 'project limit area'.** A project limit area shall be established in a manner that avoids Monterey pine forest impacts to the maximum extent feasible, is located on the least sensitive portion of the site, and safeguards the biological continuance of the habitat. The project limit area shall include all areas of the site where vegetation will need to be trimmed or removed for fire safety purposes.

- B. **New Development siting.** Applications for new development within the Monterey pine forest shall demonstrate that no native vegetation outside the “project limit area” shall be removed, except for trees identified as hazardous by a qualified professional.
- C. **Plan Requirements.** All site, construction and grading plans submitted to the County shall identify by species and diameter all Monterey pine trees that are six inches or more in diameter 4.5 feet above ground and oak trees four inches or more in diameter 4.5 feet above ground identified by species and diameter. The plans shall indicate which trees are to be retained and which trees are proposed for removal.
- D. **Construction Practices.** Construction practices to protect Monterey pines, oak trees and significant understory vegetation shall be implemented.
- E. **Replacement of Vegetation.** Any Monterey pine trees that are six inches or more in diameter 4.5 feet above the ground shall be replaced at a 4:1 ratio for each tree removed, and at a 2:1 ratio for each tree impacted but not removed. Any oak trees that are four inches in diameter 4.5 feet above ground shall be replaced at a 6:1 ratio for each tree removed, and at a ratio of 3:1 ratio for each tree impacted but not removed. All open areas of the site disturbed by project construction are to be seeded with native, drought and fire resistant species that are compatible with the habitat value of the surrounding forest.
- F. **Understory Vegetation Removal.** No understory vegetation shall be removed until a permit has been issued or unless an immediate hazardous condition exists. Understory vegetation removal to create, improve, or maintain adequate defensible space and Fire Hazard Fuel Reduction shall be the minimum necessary

Staff comments: The proposed project complies with this standard because the development will be contained to areas of the property that have been previously disturbed and no Monterey Pine trees will be removed or disturbed. However, one Coast live oak tree will be removed, and will be replaced at a 6 to 1 ratio.

Community Wide

Limitation on Development

- A. **Water Conservation Requirements.** New development resulting in increased water use shall offset such increase through the retrofit of existing water fixtures within the Cambria Community Service District’s service area, or through other verifiable actions to reduce existing water use in the service area. All coastal development permits authorizing such development shall be conditioned to require applicants to provide to the Planning Director for review and approval prior to construction, written evidence of compliance with CCSD Ordinance 1-98, as approved by the CCSD Board of Directors on January 26, 1998, and modified on November 14, 2002, and as codified in the CCSD Code Chapter 4.20 in 2004. Prior to application acceptance, land use and building permit applications shall include a written verification of water and sewer service from the CCSD. Also prior to final building inspection the applicant shall submit a water and sewer service condition compliance letter from the CCSD.

Staff comments: The proposed residential addition does not include new plumbing fixtures, and would not increase water demands in Cambria. Therefore, the project complies with this standard.

Cambria Community Services District Review

Prior to application acceptance, land use and building permit applications shall include a written verification of water and sewer service from the Cambria Community Services District. A water and sewer service condition compliance letter from the Cambria Community Services District shall be provided to the Department of Planning and Building prior to final building inspection.

Staff comments: The current residence has existing water and sewer service from Cambria Community Services District. The proposed project will not increase water or sewer service demands.

Cambria Fire Department Review

All new development shall comply with applicable state and local Cambria fire codes. Prior to application acceptance, land use and building permit applications shall include a fire plan review from the Cambria Fire Department.

Staff comments: The project complies with this standard because the applicant submitted a Fire Plan Review, dated February 18, 2015, from the Cambria Fire Department, and the project is conditioned to comply with all applicable fire safety requirements.

Erosion Control

In addition to other applicable requirements of the Coastal Zone Land Use Ordinance, all runoff from impervious surfaces such as roofs, driveways, walks, patios, and/or decks shall be collected and retained on-site to the greatest extent possible. Run-off not able to be retained on-site shall be passed through an effective erosion control device or filtration system approved by the Public Works Department. Impermeable surfaces should be minimized in order to maximize the amount of on-site run-off infiltration.

Staff comments: The project is conditioned to comply with this standard as the applicant is required to submit an erosion control plan to the Public Works Department at the time of building permit submittal.

Landscaping

All areas of the site disturbed by project construction shall be revegetated with native, drought and fire resistant species that are compatible with the habitat values of the surrounding forest. Non-native, invasive, fire prone, and water intensive (i.e. turf grass) landscaping shall be prohibited on the entire site. All landscaping and construction practices shall work to maintain and regenerate habitat values. Plant materials shall be used to mimic or enhance naturally occurring vegetation. Materials shall be propagated from appropriate native stock to ensure that the gene pool is not diluted for endemic species. This is particularly true for Monterey Pines and riparian plantings. A list of prohibited plants, such as Pampas grass and Scotch broom, is available from the Department of Planning and Building. Use of plants listed in the California Invasive Plant Council (Cal IPC) Invasive Plant Inventory is prohibited.

Staff comments: The project is conditioned to comply with all landscaping requirements. Applicant has agreed to replace the one Coast live oak tree that will be removed at a 6 to 1 ratio.

Exterior Lighting

Use only the minimum amount necessary to achieve essential illumination. All light fixtures, including security lighting, shall be aimed and shielded so that the direct illumination shall be confined to the property boundaries source. Particular care is to be taken to assure that the direct illumination does not fall onto or across any public or private street or road. Motion sensing light fixtures shall be fully shielded and properly adjusted, according to the manufacturer's instructions, to turn off when detected motion ceases. All light fixtures are required to be fully shielded.

Staff comments: The project is conditioned to comply with all applicable exterior lighting requirements.

Residential Single Family Standards

The following table shows the project's compliance with the applicable setbacks, height, gross structural area (GSA), and footprint standards of the North Coast Area Plan:

Lot Size: 6,500 square feet
 Area: Lodge Hill (Special Project Area 1)
 Oversized lot adjustment: 1.24

Slope: approximately 15%
 Number of trees to be removed: 1
 Base: 5,250 SF Footprint

PROJECT REVIEW	ALLOWABLE	TOTAL PROPOSED	STATUS
FOOTPRINT (SQUARE FEET)	1,733	1,129	OK
GSA (SQUARE FEET)	2,229	1,481	OK
HEIGHT (FEET)	28'	12.5'	OK
DECKS (SQUARE FEET)			
PERMEABLE	250	334 (existing non-conforming)	OK*
SOLID	173	0	OK
SETBACKS (FEET)			
FRONT AND BACK COMBINED	25'	39'	OK
FRONT	10'	6'	OK*
REAR	10'	33'	OK
SIDE	5'	5' (left) 30' (right)	OK
SIDES COMBINED (FOR LOTS W/50 FEET OR GREATER FRONTAGE)	12'	35'	OK

* *Staff comments: The existing front setback is 6'. This is allowable under section 23.04.108(a)(2) of the Coastal Zone Land Use Ordinance as garages on sloping lots may be located as close as 5' to the street property line. The remaining structure is in conformance with the 10' front setback, and the proposed addition is set back 22' from the front property line. The*

residence has a legal non-conforming permeable deck of 334 square feet. The proposed addition will not add to permeable deck area.

Parking and Access Standards

Two off-street spaces are required for each single-family dwelling. At least one space shall be covered (garage or carport), and the other space may be located within the front setback.

Staff comments: The existing residence has a single-car garage and space for off-street parking in the front setback. The proposed addition will not alter the existing parking.

Residential Design Criteria

The North Coast Area Plan contains discretionary design criteria for single-family residential development in Cambria. As described below, the proposed residence is consistent with applicable design criteria.

- A. **Impermeable Surfaces.** The project will result in approximately 1,300 square feet of impermeable area, or 37% of the total lot. As conditioned, the project will be required to submit a Stormwater Management Plan, and a Drainage and Sedimentation Plan for review and approval by Public Works.
- B. **Parking Drives and Garages.** The proposed project provides for a two-car garage, driveway, and approach. Though prominent, the garage does not dominate the design of the residence.
- C. **Topography.** The subject parcel is moderately sloping, with an average slope of 10%. The proposed project will not result in abrupt grade changes.
- D. **Drainage.** The project complies with this guideline as it will be designed and constructed to retain water on-site, and the project is conditioned to provide a drainage plan, consistent with the North Coast planning area standards, to Public Works for review and approval.
- E. **Building Design Standards.** The proposed residence includes articulation to break up the bulk of the structure, compatible in design and materials with the neighborhood design patterns.

Staff comments: The proposed project complies with this standard as the applicant submitted a statement of compliance of the residential design criteria standard. No new fencing is proposed for this project. The garage will remain as existing, as will the existing grade and drainage patterns. The proposed addition will reduce massing by providing a one-story element to an existing flat façade, and will keep with the scale and design of the neighborhood.

COASTAL ZONE LAND USE ORDINANCE STANDARDS

Section 23.01.043c.(3)(i): Appeals to the Coastal Commission (Coastal Appealable Zone)

The project is appealable to the Coastal Commission because the subject parcel is located in an Environmentally Sensitive Habitat Area (Terrestrial Habitat).

Section 23.07.120: Local Coastal Program

The project site is located within the California Coastal Zone as established by the California Coastal Act of 1976, and is subject to the provisions of the Local Coastal Program.

Section 23.07.170.e(1-5) Environmentally Sensitive Habitat (ESH) Development Standards

1. New development within or adjacent to the habitat shall not significantly disrupt the resource.
2. New development within the habitat shall be limited to those uses that are dependent upon the resource.
3. Where feasible, damaged habitats shall be restored as a condition of development approval.
4. Development shall be consistent with the biological continuance of the habitat.
5. Grading adjacent to Environmentally Sensitive Habitats shall conform to the provisions of Section 23.05.034.c (Grading Standards.)

Staff comments: This project is located within a sensitive resource area (SRA) and Environmentally Sensitive Habitat Area (ESHA) due to the Cambria Monterey Pine forest, and complies with ESH development Standards 1-5 above. Specifically, the proposed project will not inhibit the continuance of the forest because no pine trees are proposed for removal. The residential addition is a principally permitted use within a developed urban neighborhood.

Section 23.07.176 Terrestrial Habitat Protection

The subject parcel supports a mapped Terrestrial Habitat (TH) combining designation, and is subject to Section 23.07.176 Terrestrial Habitat Protection. This section implements development standards for protection of Terrestrial Habitat. Specifically, that revegetation with native plants occurs where vegetation is removed, and that “readily-identifiable barriers that will protect the surrounding native habitat areas” be used to ensure protection during grading and construction.

Staff comments: This project complies with the TH development standards. No pine trees are proposed for removal and the one oak tree that will be removed will be replaced with six new oaks.

COASTAL PLAN POLICIES

Following is a list of the Coastal Plan Policies (discussion of applicable policies following):

Shoreline Access:	N/A
Recreation and Visitor Serving:	N/A
Energy and Industrial Development:	N/A
Commercial Fishing, Recreational Boating and Port Facilities:	N/A
Environmentally Sensitive Habitats: <input checked="" type="checkbox"/>	Policy No(s): 1, 3, 29, and 30
Agriculture:	N/A
Public Works: <input checked="" type="checkbox"/>	Policy No(s): 1
Coastal Watersheds: <input checked="" type="checkbox"/>	Policy No(s): 8 through 11
Visual and Scenic Resources: <input checked="" type="checkbox"/>	Policy No(s): 1 and 2
Hazards:	N/A
Archaeology:	N/A
Air Quality:	N/A

Does the project meet applicable Coastal Plan Policies: Yes, as conditioned.

COASTAL PLAN POLICY DISCUSSION

Environmentally Sensitive Habitats:

Policy 1: Land Uses Within or Adjacent to Environmentally Sensitive Habitats: *The proposed project is consistent with this policy because it is located on a previously disturbed site, and there are no pine trees currently on the site.*

Policy 3: Habitat Restoration: *The proposed project is consistent with this policy because the proposed project would not result in the removal of Monterey pine trees or other native vegetation. The proposed residential addition is located in a previously disturbed site and would not remove nor indirectly impact onsite trees or other native vegetation.*

Policy 29: Protection of Terrestrial Habitats: *The project is consistent with this policy because the proposed residential addition is a permitted use on the site and is located on a previously disturbed site. The applicant proposes no disturbance to existing trees, as there are no pine trees currently onsite.*

Policy 30: Protection of Native Vegetation: *The project is consistent with this policy because no native trees or vegetation will be removed.*

Public Works:

Policy 1: Availability of Service Capacity. *The project is consistent with this policy because the applicant submitted a letter, dated August 5, 2014, from the CCSD verifying the availability of water and sewer service for the proposed project. The project is conditioned to require a water and sewer service condition compliance letter prior to final inspection.*

Coastal Watersheds:

Policy 8: Timing of Construction and Grading. *The proposed project is conditioned to comply with this policy as the project shall have an erosion and sedimentation control plan*

where grading is conducted or left in an unfinished state during the period from October 15 through April 15.

Policy 9: Techniques for Minimizing Sedimentation. *The proposed project is conditioned to comply with this policy as the applicant shall apply Best Management Practices in the selection and implementation of site maintenance.*

Policy 10: Drainage Provisions. *The proposed project is conditioned to comply with this policy as the applicant shall provide a drainage plan to San Luis Obispo County Public Works Department for review and approval, and shall implement the approved drainage plan, showing that construction of the addition will not increase erosion or runoff.*

Policy 11: Preserving Groundwater Recharge. *The proposed project is consistent with this policy as the project shall retain groundwater on-site to the extent feasible.*

Visual and Scenic Resources:

Policy 1: Protection of Visual and Scenic Resources. *The proposed project complies with this policy, as the project will be developed on an existing residential lot. The lot is within a developed section of Cambria and shall be in character and scale with the surrounding neighborhood, and will not significantly block existing scenic vistas.*

Policy 2: Site Selection for New Development. *The proposed project complies with this standard, as the proposed residential addition will be developed on an existing residential lot, and the development will not block existing public views.*

COMMUNITY ADVISORY GROUP COMMENTS

The proposed project was referred to the North Coast Advisory Council (NCAC) and reviewed by Council's Land Use Committee. The NCAC unanimously approved this project on January 27, 2015, with the following condition:

- At least 4 of the 6 replacement oaks to be planted on site and no new water fixtures.

Staff comments: The applicant has agreed to the conditions proposed by NCAC.

AGENCY REVIEW

Public Works – *Per referral dated December 24, 2014 by Tim Tomlinson*

The proposed project is within a drainage review area. Drainage plan is required and it will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 23.05.040 of the Land Use Ordinance prior to future submittal of development permits.

The project appears to not meet the applicability criteria for a Stormwater Management (it creates or replaces less than 2500 sf of impervious area). Therefore no Stormwater Control Plan is required.

Building Division – *Per referral dated January 12, 2015 by Charles Riha*

1. *The project is subject to a construction permit as well as the currently adopted 2013 California Codes.*
2. *It may be necessary for you to employ the services of a California registered architect or engineer for the design of portions of the project that do not meet "conventional construction" as defined by our current building code.*
3. *The project is subject to the California State Title 24 energy laws.*
4. *Whether or not a grading permit is required, the project shall conform to the "National Pollutant Discharge Elimination System" storm water management program regulations.*

Cambria Community Services District (Water/Sewer) – *No response.*

Cambria Community Services District (Fire) – *No response.*

LEGAL LOT STATUS

The one existing parcel was created by a subdivision at a time when that was a legal method for creating a parcel.

Staff report prepared by Brandi Cummings and reviewed by Airlin Singewald.